

TABB LAKES NEWSLETTER

2020 SECOND QUARTER

VOLUME 17, ISSUE 8

MAY 2020

FISHING ON OUR TWO LAKES — KEITH EBERT

A few Lake 2 homeowners chimed in on our May 19, 2020 monthly Homeowner Association (HOA) Board meeting via Zoom. They informed the Board that some children have been fishing on Lake 2 from the banks of private property. This article is to inform all Tabb Lakes residents that all the property around Lake 2 is private property, including the area on Bridge Wood Drive across the street from the bench at Lake 1. If anyone is fishing on Lake 2 and does not have permission from the property owner to be there, then they are trespassing on private property. If you are fishing from your own property or have given someone permission to do so, please remember that all fishing is “catch and release.”

If you see children fishing on your property, we recommend you go outside and politely ask them to leave your property. If adults are fishing from your property and you do not want to challenge them, we recommend you call the York County Sheriff’s Office (890-3621).

Additionally, the sign by Lake 1 states, “No fishing from the trail bank.” The water near the trail bank is not very deep; but the bottom is sticky and mucky, and it would be hard for someone to get out if they were to fall in. The impetus for posting the rule was that a number of years ago a child drowned in an HOA retention pond on the Southside. Our HOA does not want to be responsible for a similar type accident on either one of our Lakes. Our HOA lawyer recommended to the Board that we post a sign with that rule, along with other rules.

Our two lakes were not constructed for recreational purposes. The purpose of our two retention ponds/lakes is to collect the storm water from our streets and properties via the front and backyard ditches and allow that water to eventually flow from our lakes out to the Poquoson River.

We thank everyone for their efforts and cooperation in keeping Tabb Lakes a safe community!



Inside this issue:

Hurricane Preparedness	2
Volunteer Needed	2
COVID-19 Info	3
Lake Maintenance Update	3
Yard of Month Program & Winner	4
Curb Appeal Tips	5
ARC Request Reminder	5
Advertisements	6
ARC Request for Approval	7
Committees & Managers	8

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HURRICANE PREPAREDNESS – LOU LAFRENAYE

Time to review your plans and check your supplies in preparation for hurricane season. Hurricane season runs from 1 June through 30 November. This year, NOAA is forecasting between 13 to 19 named storms. Of that, 6 to 10 could become hurricanes and 3 to 6 could become major hurricanes (cat 3, 4 or 5). This is considered an above average estimate this year. Please follow emergency manager's advice by assembling an emergency kit, making a plan for your family, and staying informed about weather conditions.

The following are some recommendations I would like everyone to consider before, during, and after a hurricane to stay safe and minimize damage to you and your neighbor's property.

Before hurricane season:

- Check the condition of the trees around your home. Look for overhanging branches or dead/dying limbs. Falling trees or branches will most likely be the reason you will sustain significant damage to your home and automobile.
- Tree branches that are touching your home will rip shingles and siding off your home during high winds.
- Repair any loose shingles and gutters that could be pulled off by high winds.
- Ensure fences are sturdy and repaired. High winds will knock them down.
- Do you have a boat, RV, or trailer? Research methods to secure them from high wind damage.

Before a hurricane hits our area (prior to the arrival of tropical storm winds):

- Check and update your supply kit and review your family plan. Stay informed. Conditions can change rapidly.

- Remove and store all outside loose or hanging items around your home.
- Secure boats, RVs, and trailers.
- If you live by the lakes or a drainage ditch:
 - Clean out your ditches and storm-water drains to help minimize local flooding.
 - Pull boats completely out of the lakes and away from the shore line. Double tie it to a secure object like a tree.
 - Move all loose and floating objects away from the lake. Examples are firewood, lawn furniture, picnic tables/chairs, umbrellas, etc....
 - Remove footbridges across drainage ditches/waterways and tie to a secure object.
 - Plan for lakes to rise quickly. Our lakes have risen over 54" in previous storms pulling unsecure boats, footbridges, firewood, and other objects into the lakes.
 - Decide if you will evacuate and know the plan. The link to the Virginia Hurricane Evacuation Guide is listed below. If you chose to evacuate, we recommend you leave early.
 - Ensure you have a NOAA weather radio and a portable FM/AM radio with extra batteries to stay informed.

After a hurricane passes by:

- Remain cautious of the dangers outside.
 - Downed trees and damaged homes can pose significant dangers.
 - Stay away from damaged pad mounted transformers, electrical lines, or exposed gas lines. Notify authorities immediately if you see this type of damage.
- The most common cause of injuries and deaths after a hurricane are:
 - Improper operation of portable generators resulting in death by carbon

- monoxide poisoning or fire.
 - Improper use of a chain saw.
 - Falling off a ladder or roof while trying to repair home.
- First Responders may be overwhelmed or delayed and may not be able to immediately respond to emergency calls. The best thing to do is not need help in the first place.
- Recovery could take days or weeks so stay safe and help one another as best you can.

Know Your Evacuation Zone

Tabb Lakes is not in an officially designated evacuation zone; however, the zones are not very far from here. You can check your address against the current evacuation zones by going to the VDEM web site at <https://www.vaemergency.gov/hurricane-evacuation-zone-lookup/> and click on the "Go to Map". Type in your address in the search box, and it will show you a map where the zones are in relationship to your address.

Below are some good web sites to help you plan ahead for a hurricane. <https://www.ready.gov/hurricanes> <https://www.weather.gov/wrn/hurricane-preparedness>

VDOT Hurricane Evacuation Guide http://www.virginiadot.org/travel/resources/VDEMs_Hurricane_Preparedness_Evacuation_Guide.pdf

NOAA's hurricane prediction for 2020 article at <https://www.noaa.gov/media-release/busy-atlantic-hurricane-season-predicted-for-2020>

Volunteer

Lake 2 Maintenance Manager position is still vacant!
If you'd like to help, please contact our Board of Directors.

Needed!

COVID-19 INFORMATION FOR VA AND YORK COUNTY — LOU LAFRENAYE

Below are some web sites that can provide you useful information about the status of COVID-19 in our state and in York County. The Virginia Department of Health (VDH) web site contains a detailed dashboard with current information and a situation summary. It also has a map that you can select/click on a particular county or city and get specific infor-

mation, useful for checking on York County statistics. VDH also has a link that list all the locations of COVID-19 testing sites in our area.

VDH COVID-19 Dashboard
<https://www.vdh.virginia.gov/coronavirus/>

VDH - COVID-19 Testing Sites

<https://www.vdh.virginia.gov/coronavirus/covid-19-testing/covid-19-testing-sites/>

Virginia State COVID-19 Guidelines
 Frequently Asked Questions
<https://www.virginia.gov/coronavirus/>

LAKES MAINTENANCE UPDATE — JOHN NOBLE

Algae and Our Lakes

In May of every year, our lake maintenance providers apply two treatments to prevent an early-season bloom of algae and discourage growth of aquatic and semi-aquatic plants. The treatments are applied several weeks apart to have the best impact. For a period of approximately 30 days following these annual treatments, lakeside homeowners should not use lake water for lawn, garden or landscape irrigation, as it may cause damage to the plant life being watered.

This year, due to the weather conditions in the early part of May, our providers were unable to start the treatment until May 14th and are scheduled to apply the second treatment in early June. In light of this late start, homeowners are advised to not use the lake water for irrigation until after June 15th.

The routine, spot treatments our providers apply throughout the rest of the year are targeted to limited areas of the lake where inspection reveals the need. These treatments do not limit the use of the water like the one in May.

Last year in late July/early August we experienced an outbreak of a type of bacteria from the Cyanobacteria family, more commonly known or described as "blue-green algae". These bacteria are commonly found in shallow, nutrient-rich lakes in warm, sunny, temperate environments... just like ours in late summer. These bacteria produce a cy-

anotoxin, which if ingested by humans or animals through breathing in airborne water droplets or swallowing water, can lead to symptoms such as vomiting, diarrhea, rashes, eye irritation, cough, sore throat and/or headaches. For animals, especially dogs, additional symptoms of weakness, difficulty breathing and seizures, which left untreated may result in death. Onset of symptoms can occur within hours to two days of exposure.

Why all the concern about algae in our lakes? Algae and aquatic plant growth are indicative of the overall "health" of an aquatic ecosystem. Having none would indicate the food chain is dead, whereas having an excessive amount indicates too much phosphorous and/or nitrogen in the system.

What causes that and what can you do to help maintain our community areas? Here is an excerpt from an article published in our Spring 2005 Newsletter:

Algae and aquatic plant life are present in every lake and represent an important part of the aquatic food web. Thankfully aeration will not get rid of all the algae. The uncontrolled growth of algal population is usually stimulated by nutrients, sun light, and temperature. Sunlight and temperature are obviously beyond our control. What we can control is the amount of nutrients we artificially add into our retention lakes. The amount of fertilizer we use and the amounts of leaves and grass clip-

pings that enter our lakes directly impact that nutrient load. Over fertilization of lawns throughout our community and needlessly depositing grass clippings and leaves into our retention lakes or drainage system is the greatest danger to the health of our lakes/ponds. This excessive nutrient load spurs algae growth which exceeds zooplankton's ability to keep the algae under control. The nutrient usually responsible for algae growth is the phosphorus contained in the fertilizer we apply to our lawns.

We ask that all homeowners apply fertilizers in accordance with the guidance provided by the Virginia Cooperative Extension (VCE) and/or consider using a phosphate free fertilizer. VCE has an extensive amount of information on how to properly fertilize grasses in this locality. Please stop by their office at 100 County Drive (off of Goodwin Neck Road) or go to their web site at <http://www.yorkcounty.gov/vce/programareas/hort/hortpubs.htm> for further information. In addition, please take care of our lakes by not depositing leaves and grass clippings in our roadside ditches. This organic matter will get flushed into our lakes and add to the already excessive biological load.

If you suspect we are experiencing the onset of a bloom, notice a fountain or aerator is inoperative, or see burrows in the shoreline, contact our TLHA Lake Maintenance Committee or a member of our Board of Directors.

YARD OF THE MONTH PROGRAM – ANGELA HURST

Contest Guidelines:

- ◇ All residential properties within the homeowner association limits are automatically eligible.
- ◇ Award winners are selected based on the recommended judging criteria listed below.
- ◇ Key criteria include manicured yard, beautification, originality, and creativity.
- ◇ The upkeep of the yard can reflect the efforts of the residents themselves or that of a professional landscaper or groundskeeper.
- ◇ An award duration term last a single calendar month, from the first to the last day.
- ◇ The same property cannot receive more than one award in a 12 month calendar period. At least 12 months must elapse between awards for the same yard.
- ◇ Recipients receiving awards in the beginning of the month shall surrender their award at the end of the same month.
- ◇ While an individual's home is being recognized as "Yard of the Month," they are expected to maintain their yard in the same manner that allowed them to win the title.

RECOMMENDED JUDGING CRITERIA:

While lack of strict adherence to the criteria below does not necessarily disqualify, these principles offer general guidelines that will be recognized by the Tabb Lakes Yard of the Month program. Factors include the overall appearance, tidiness and

neatness of the front of the property as evidenced by pruned, trimmed, and shaped foliage, edged and defined lawns, borders and flower beds, and a visually appealing façade.

LAWN:

Grass should be healthy with no bare spots or excessive weeds. Grass shall be mowed, edged, and trimmed around foundations and fences. Debris (garbage, pet feces, etc.) shall be picked up and removed. A unified, simple, and balanced landscape design with a neat and natural appearance is preferred.

LANDSCAPE & FLOWER BEDS:

Beds shall be weeded and edged; flowers must be dead-headed and dead plants removed; trees and shrubs pruned; and natural areas cleaned. Beautification efforts should include new flowers, new trees, and new shrubs, etc. with plantings in scale with surroundings and limited to a few types of plants rather than enough to confuse the eye.

WALKWAYS & DRIVEWAYS:

Walkways and driveways shall be clean (including trash containers of yard products removed from view and free of grass growing between any cracks in the pavement). The area in front of the curb must be free from debris and dirt. The appearance after dusk could include accent lighting, safety lighting, visible interior lighting, etc.

AESTHETICS:

The overall look of landscaping (formal versus informal, use of color and textures, garden art) is

important. The front entryway should be inviting, with original and creative touches to show personality (hanging baskets, pots, yard art, bird feeders, etc.)

The Tabb Lakes Board members and Beautification Committee are dedicated to improving the quality of living and appearance of our community. We encourage residents to take pride in their homes and neighborhood. In turn, we look to celebrate those who do a superior job in maintaining their yards in such a way that they enhance the overall curb appeal of entire community.

Tabb Lakes Board members and the Beautification Committee will choose the yard of the month. Judges are not eligible for Yard of the Month awards. Remember.... Nominations are welcomed and highly encouraged. To nominate your favorite yard, just email beauty@tabblakes.org

MAY YARD OF THE MONTH WINNER:

**103 Jonathan Junction
Bert & Toni Bradshaw**



CONGRATULATIONS!

CURB APPEAL — SARAH KNAUB, TLHA COMMUNITY ASSOC. MGR.

Happy Spring everyone! What a long strange spring it's been so far. Hopefully your family has remained safe and well and are adjusting to this new so-called "normal." The neighborhood's covenants compliance program is in full swing despite the Covid-19 situation. The pandemic and related restrictions have changed life in so many ways it has been impossible for us to guess how it has affected any one particular homeowner. Some folks have more time and energy on their hands than usual, while others are working longer hours or have found themselves to be struggling financially. Our policy, along with the Board's blessing, has been to continue with the covenants compliance program as usual but to be especially flexible with homeowners who run into a snag. We can't ever know if you need more time, however, unless you contact us. If you receive a notice and need more time due to a contractor's schedule, personal finances, not feeling that it is safe to have a contractor come to give you an estimate even with social distancing, or for some other reason, please just send us an email. The Board is very understanding, and as long as you have some sort of plan to fix the issue, they have given me lots of latitude in approving extensions.

...And now, back to my regularly scheduled SPRING CURB APPEAL reminders!

The curb appeal of the neighborhood as a whole depends on each resident maintaining his or her property as completely as possible. Make sure you check your property and address any items that need cleaning, straightening up, or repairing. Your "curb appeal checklist" should include at least the following items:

- ◇ Mailbox, news box, and mailbox posts—Many wooden mailbox posts in the neighborhood are leaning, have peeling paint, or have mold or lichen growing on them. Check your mailbox and newspaper box for dirt, mold, or rust.
- ◇ Storage of trash and recycling bins—The TLHA Declaration states that these receptacles are to be stored out of view of the street. If you don't have an area on the side or back of your house that is prepared for this purpose, then now is the time to start on this project.
- ◇ Items stored on driveways, porches, or in the yard—These areas of your property are not to be used to store items such as yard maintenance equipment, pressure washers, empty flower pots or other storage containers, vehicle repair equipment, painting equipment, discarded electronics, grills, etc. *Even items*

in your backyard need to be kept neat and in good repair as most backyards are visible either by several neighbors or by residents on the other side of the lake.

- ◇ Driveway—If you tend to get grass and weeds growing in your driveway cracks/spacers or in your gravel driveway apron, now is the time to try to prevent this maintenance hassle. One bag of paver sand would be more than enough to fill the voids in your driveway and prevent grass and weeds from taking root. Many gravel driveway aprons are in need of more stone to keep the vegetation down and to give a neat appearance. Keeping the grass and weeds out of the stone is much easier if tended to on a regular basis. So check weekly and pull or treat anything that shouldn't be growing there!

Everyone in the Association benefits from the homes in the neighborhood maintaining their property values. The items listed above are the first things visitors see as they arrive at your home, and in some cases your home's curb appeal is the first impression a visitor gets as they enter the neighborhood. Let's make sure that impression reflects pride in the wonderful community of Tabb Lakes!

ARC REQUEST REMINDER — SARAH KNAUB

As the spring and summer home improvement season gets going, remember that before starting any exterior project on your property you probably need to obtain approval from the Association through the ARC approval process. The request form can be found easily in each issue of the newsletter and on TabbLakes.org

Projects requiring ARC approval are:

- Sheds and other detached structures to be constructed on your lot
- Fences (you may *replace* a damaged portion of your fence with the same style and materials without obtaining ARC approval)
- Decks, porches, sunrooms, room additions
- Solar panels
- Swimming pools and hot tubs/spas
- Driveway, sidewalk and patio additions and extensions
- Any other structure or substantial

change to the exterior of your home, your home's footprint, or your lot.

A good resource to use when considering a project that might fall under the purview of TLHA regulations is the [Covenants Compliance and Architectural Review Guidelines Summary Table](#). This summary document, is available on TabbLakes.org under the Documents tab. When in doubt, call me. My number is on the form.

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These advertisements are not an endorsement by the Tabb Lakes Homes Association.

If you are a Tabb Lakes homeowner who owns your own business, you must fill out a homeowner's form from our web-site and submit it in order for your ad to appear in our newsletter.

If you are a business in our community, you must fill out the business form and submit it with your check. Please see our web-site for instructions. <http://www.tabblakes.org>

Ads are considered on first come, first served basis after January 15.

Architectural Review Committee (ARC) Request for Approval

Name: _____ Date of request: _____

Address: _____ Email: _____

Telephone: _____ Alt Telephone: _____

Type of modification: (deck, patio, outbuilding, addition, fence, etc.) _____

Plans and specifications: Please attach a copy of plat with a sketch of proposed modification. Show location, shape & all measurements. Provide a list colors, materials to be used, and any other construction details.

Homeowner check list:

- County permits: 890-3522. For room additions (including screened porches) a copy of the York County building permit must be attached to this application.
- Call Miss Utility before digging, to locate underground utilities: 1-800-552-7001
- York County Code 24.1-280, General Requirements for Home Occupations

Estimated project completion date: _____

(Allow up to 3 weeks for the processing of ARC approval; projects may not be started until approval has been obtained.)

In addition to any required county inspections, the Association reserves the right to review the completed project to determine whether or not the work was accomplished in accordance with the approved application. Please notify the Association when the work is finished. Projects found to have deviated from the specifications of the approved ARC request will be cited through the Association’s Covenants Compliance Inspection process.

I have provided an accurate representation of the planned modification. I have contacted my immediate neighbors to inform them of my proposed project. I will notify the ARC of any deviation from the plans submitted or changed from using “like kind” building materials to those specified in this application.

Homeowner’s Signature: _____ Date: _____

Questions or to confirm project completion: Contact Sarah Knaub at 757-593-0166 or VictoryComMgt@gmail.com.

To Submit:

- E-mail form and attachments to Victory Community Management: **VictoryComMgt@gmail.com**.
- Mail form and attachments to the following address: **TLHA ARC Committee, c/o Victory Community Management
5007-C Victory Blvd. #240, Yorktown, VA 23693**

NOTE: This form can be downloaded from our webpage: www.tabblakes.org/arc.php

Committee Action

Date of receipt: _____

____ Approved as submitted

____ Approved subject to modifications as required by covenants

____ Disapproved for reason listed on reverse side

Signed: _____ Date: _____

TABB LAKES HOMES ASSOCIATION

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COMMITTEE CHAIRPERSONS AND MANAGERS

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Lake Maintenance (Lake 2) Manager	John Noble (temporary)	788-9399	lakemaint1@tabblakes.org
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